



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 12, 2015 **REPORT NO.** PC-15-127

ATTENTION: Planning Commission, Agenda of November 19, 2015

SUBJECT: CASA DE LAS CAMPANAS - PROJECT NO. 400695. PROCESS FIVE

OWNER/ David Johnson, Chief Financial Officer/Treasurer of Casa de Las Campanas

APPLICANT: Joe Tucker, Architect

SUMMARY

Issue: Should the Planning Commission recommend City Council approval to construct a new 96,019 square foot, 72-bed Skilled Nursing Facility on a 22.29 acre property located at 18655 West Bernardo Drive within the Rancho Bernardo Community Planning area?

Staff Recommendations:

1. **Recommend the City Council Adopt** Negative Declaration Project No. 400695; and
2. **Recommend the City Council Approve** Rezone No. 1409100; and
3. **Recommend the City Council Approve** Conditional Use Permit No. 1409096, Amending Conditional Use Permit No. 9867, and Planned Development Permit No. 1409097.

Community Planning Group Recommendation: On October 15, 2015, the Rancho Bernardo Community Planning Board voted 8-2-1 to recommend approval of the proposed project with a condition to add 75 temporary off-site parking spaces during the construction period. This condition has been incorporated into the permit.

Environmental Review: Negative Declaration No. 400695 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA)

Guidelines. Based on the Initial Study, it was determined that the proposed project will not have a significant effect on the environment.

Fiscal Impact Statement: All costs associated with this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The project site is designated Residential at a medium density of 14-29 du/ac in the Rancho Bernardo community plan. The proposal for construction of a Skilled Nursing Facility added to an existing Residential Care Facility would help implement City of San Diego Housing Element goals for persons with Disabilities and Special Needs. Because the facilities that house the beds are not considered residential dwelling units, the proposal would not affect the City's housing supply.

BACKGROUND

The 22.29-acre Casa De Las Campanas property is located along the west side of I-15, on the east side of West Bernardo Drive and north of Bernardo Center Drive, at 18655 West Bernardo Drive, within the Rancho Bernardo Community Plan area (Attachment 2). The residential element of the Rancho Bernardo Community Plan identifies this site for residential land use at a medium density of 14-29 dwelling units per acre with the site being zoned RM-2-5 (19.89 acres) and AR-1-1 (2.4 acres). The property is currently developed with an elderly-care residential facility originally approved on December 22, 1983, under Conditional Use Permit No. 83-0738. Casa de Las Campanas has amended the original permit six times (CUP Nos. 84-0848, 87-0120, 91-0677, 95-0362, 99-0747). The most recent amendment was Project No. 5949, CUP No. 9867 approved by City Council on May 18, 2004 (Attachment No. 13).

A Rezone from AR-1-1 to RM-2-5 is required in order to allow for the proposed expansion of the facility. The Rezone includes 1.13 acres of public right-of-way encompassing a half width of West Bernardo Drive along the property frontage, for a total of 3.53 acres (Attachment 8). The 2.4 acre portion of the property proposed for the new Skilled Nursing Facility is currently Zoned AR-1-1. The remaining 19.89-acres of the facility site is currently zoned RM-2-5.

The proposed facility also requires a Conditional Use Permit (CUP) to Amend CUP No. 9867, Project No. 5949, per SDMC Section 141.0312.

This project proposes deviations to increase building height and to allow trash enclosure walls to exceed the 6-foot height limit for solid walls within a side setback. These deviations require a Planned Development Permit, pursuant to the Land Development Code (Section 126.0602).

The Rancho Bernardo Community Planning Group recommended adding a permit condition requiring 75 parking spaces be provided off-site at the Life Bridge Church located approximately 1.5 miles to the south, with transportation to and from for construction workers and employees

during the construction period. The applicant has agreed to the condition and staff has added it to the draft permit (Attachment 6, Condition No. 34).

DISCUSSION

Project Description:

The 22.29-acre property is currently developed with a 275,687 square-foot elderly-care residential facility. This proposed project would demolish an existing 99-bed, 33,320 square-foot skilled nursing facility and replace it with a new 96,019 square-foot, 72-bed skilled nursing facility on a 2.4-acre portion of the property. The new skilled nursing facility will be constructed on the southern portion of the existing elderly care campus currently developed as an open parking area serving the overall facility.

The proposed skilled nursing facility will consist of a three story building with a total of 72 beds. The ground level will contain support services and parking. The second and third levels will contain patient care rooms with beds, rehabilitation spaces and offices.

The proposed project will provide a total of 538 off-street parking spaces on the 22.29-acre campus; the code requires a total of 449 parking spaces.

Landscaping for the proposed facility includes adding various 24-inch and 36-inch box trees. Ground cover will include sodded turf and various ground cover plants. The exterior of the new skilled nursing facility will be constructed to match colors, bulk and scale of the existing buildings on the campus. The project proposes grading 2.4 acres and the new building will have 3,310 cubic yards of cut and 2,050 cubic yards of fill, exporting 1,260 cubic yards of soil. The cut and fill portions are located primarily within the proposed building footprint, currently developed as an open parking lot area, resulting in minimal change to the natural landform.

Rezone

The Rezone of 3.53 acres from AR-1-1 to RM-2-5 Zone (Attachment 8) will bring the entire 22.29-acre property under the same zone, consistent with the Residential Land Use Designation by the Rancho Bernardo Community Plan. This 3.53-acre site has been used as surface parking area and has not been needed for development of the built facility until now. The surrounding area is zoned RM-2-5 to the north, OP-1-1 to the west and south, and RM-1-1 on the east side of I-15.

Planned Development Permit - Deviations

The proposed development will be constructed on a portion of the property containing an existing parking lot serving the existing facility. The proposed skilled nursing facility will comply with all the development regulations of the new RM-2-5 zone, except for building height and the fence height for the trash enclosure. Deviations are requested for an increase in building height from 40 feet to 63 feet and to allow trash enclosure walls to exceed the 6-foot height limit for solid walls within a side setback.

The community plan section on Retirement Housing Facilities states that these projects should be evaluated on height, bulk, scale, setback, open space, landscaping, parking and architectural quality. The applicant demonstrated on the plans and cross sections that the existing facility contains two and three story buildings approximately 40 to 60 feet in height. These previous building heights were approved under the prior Conditional Use Permit. The proposed new building is in keeping with the existing size, scale and mass of the existing elderly-care campus. This proposal was found to meet the community plan's objective of maintaining the existing quality and character of Rancho Bernardo in all new development because the bulk, height and setback are consistent with existing buildings in the complex.

The San Diego Municipal Code Section 142.0305 Fence Regulations limit height of solid walls within the side setback to six feet. The required side setback is a minimum of 5 feet or ten percent of the lot width, whichever is greater. In this case the ten percent of the lot width is 150 feet. Locating the trash enclosure 150 feet from the property line would place it next to the proposed building. The trash enclosure is proposed to be setback 10 feet from the property line. Staff supports the deviation to allow the solid walls for a twelve foot high trash enclosure due to the unique lot width configuration resulting in a 150 foot side setback and the belief that the twelve foot high solid walls provide an adequate screened trash enclosure proportional to the skilled nursing facility building. The location of the trash enclosure is next to I-15, which is elevated above the project site by approximately 13 feet with no direct neighboring building in the vicinity. The applicant proposes to soften the twelve foot high trash enclosure walls with landscape shrubs.

Community Plan Analysis:

The project site is within the Rancho Bernardo Community Plan, the City's adopted land use plan for this area. The residential element of the Rancho Bernardo community plan identifies this site for residential land use at a medium density of 14-29 dwelling units per acre. A skilled nursing facility for 72 beds is proposed.

The community plan section on Retirement Housing Facilities states that these projects should be evaluated as to height, bulk, scale, setback, open space, landscaping, parking and architectural quality. The proposal would meet an objective to maintain the existing quality and character of Rancho Bernardo in all new development because the bulk and setback are consistent with existing buildings in the complex. Proposed architecture would be consistent with that of existing buildings in the complex, including use of arched openings, fenestration, planter trellises and tiled/hipped roofing. Vertical offsets on the varied building components, balconies also serve to break up bulk and scale, consistent with Casa Sur, Casa Norte to the east. The height of the proposed structure at 63 feet high is consistent with the height of the existing buildings on-site. The applicant proposes Pinus Canariensis and Eucalyptus Cladocalyx trees around the perimeter of the site and Pinus Canariensis along West Bernardo Drive would provide screening from external noise, consistent with a residential objective. This design will also provide optimum interior and outdoor privacy and protection or screening from external noise. Therefore, the overall development pattern and architectural style conforms to the development parameters (including the development standards of the MR-2-5 zone), the existing established facility and

the recommendations by the Rancho Bernard Community Plan.

General Plan Analysis

The General Plan identifies the project site as "Residential" and the proposed new skilled nursing facility project adheres to the land use designation within the General Plan. The project also complies with the objectives in the Housing Element by providing for a balanced community and providing for the needs of the elderly within this community.

Conclusion:

The proposed Rezone, Conditional Use Permit (Amending the previous Conditional Use Permit No. 9867) and Planned Development Permit for the development of a skilled nursing facility may be approved if the decision maker finds that the proposed project complies with the requirements of the San Diego Municipal Code and the associated findings can be made in the affirmative. Staff has reviewed the proposed project and found it to be in conformance with the applicable sections of the San Diego Municipal Code regulating land use policies, except for the two requested deviations. The project conforms to the Rancho Bernardo Community Plan's Housing and Residential Land Use Element, which identifies the Casa De Las Campanas site as a life care retirement center. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. **Recommend to City Council Approval** of Rezone No. 1409100, Conditional Use Permit No. 1409096, Amendment to Conditional Use Permit No. 9867 and Planned Development Permit No. 1409097, **with modifications.**
2. **Recommend to City Council Denial** of Rezone No. 1409100, Conditional Use Permit No. 1409096, Amendment to Conditional Use Permit No. 9867 and Planned Development Permit No. 1409097, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Glenn Gargas, Project Manager
Development Services Department

Attachments:

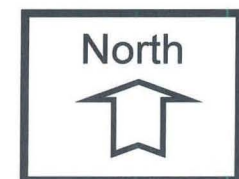
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map

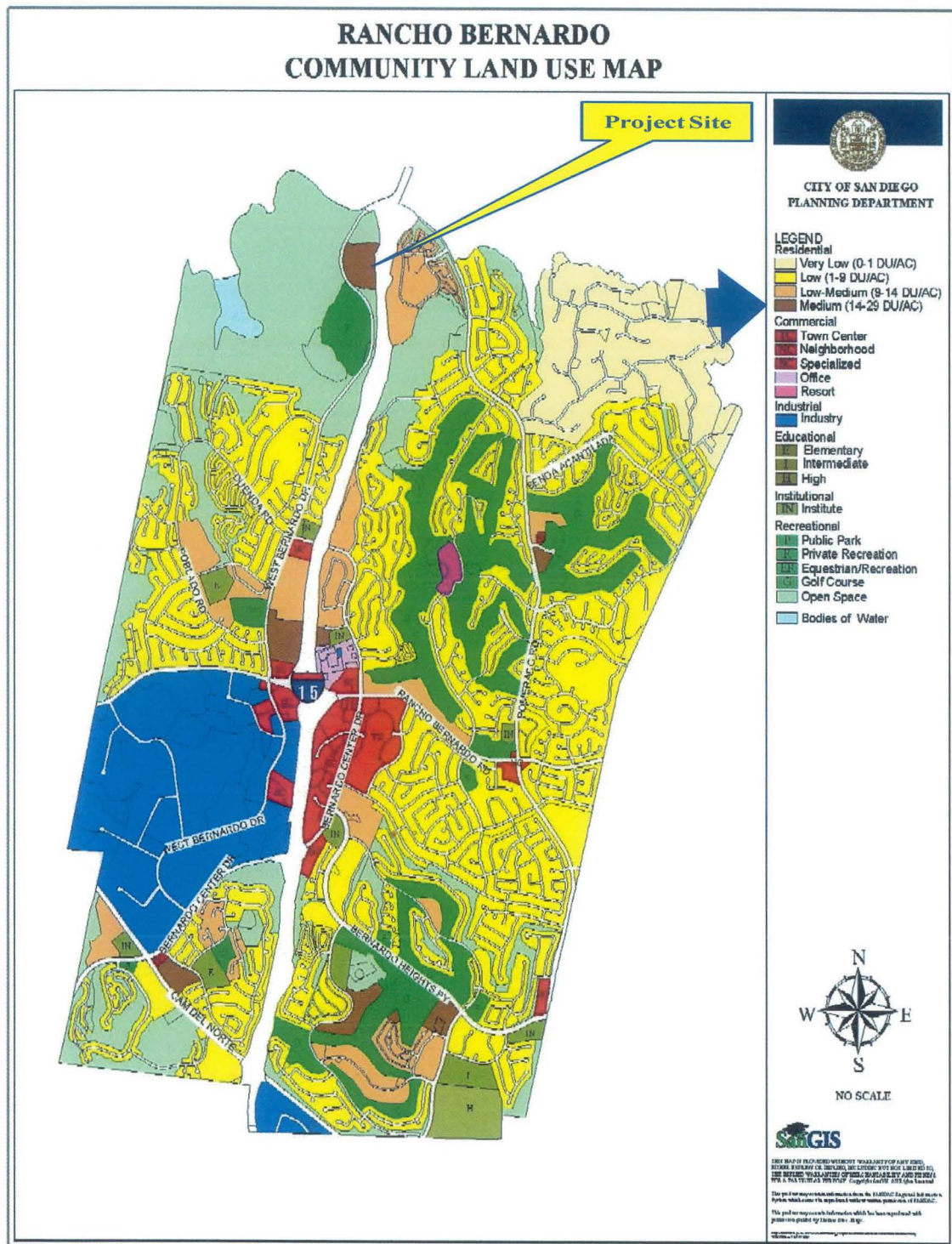
4. Project Data Sheet
5. Draft CUP AM & PDP Permit Resolution with Findings
6. Draft CUP & PDP Permit with Conditions
7. Draft Rezone Resolution
8. Rezone B-Sheet Drawing
9. Draft Environmental Resolution
10. Project Site Plan
11. Over All Site Plan
12. Grading Plan
13. Project Building Elevations
14. Project Floor Plan
15. Project Landscape Plan
16. Prior CUP Permit No. 9867
17. Community Planning Group Recommendation
18. Ownership Disclosure Statement



Aerial Photo

CASA de Las CAMPANAS – 18655 W. Bernardo Dr.
PROJECT NO. 400695





Land Use Map

**CASA de Las CAMPANAS – 18655 W. BERNARDO DR.
PROJECT NO. 400695**





Project Location Map

CASA de Las CAMPANAS – 18655 W. BERNARDO DR.
PROJECT NO. 400695



PROJECT DATA SHEET

| | | |
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| PROJECT NAME: | Casa de Las Campanas | |
| PROJECT DESCRIPTION: | Rezone a 3.53 acre portion from AR-1-1 to RM-2-5, demolish an existing 33,320 square foot skilled nursing facility and construct a proposed 96,019 square foot skilled nursing facility added to an existing elderly residential care facility on a 22.29 acre property. | |
| COMMUNITY PLAN AREA: | Rancho Bernardo | |
| DISCRETIONARY ACTIONS: | Rezone, Conditional Use Permit, Amending Conditional Use Permit No. 9867 and Planned Development Permit | |
| COMMUNITY PLAN LAND USE DESIGNATION: | Residential - Medium Density 14-29 DU/Acre | |
| <u>ZONING INFORMATION:</u> ZONE: RM-2-5 Zone (Rezone from AR-1-1 to RM-2-5) HEIGHT LIMIT: 40-foot maximum height limit, 63 feet proposed. LOT SIZE: 6,000 sq. ft. min. / existing 988,812 square feet or 22.29 acres FLOOR AREA RATIO: 1.35 max. / 0.91 proposed FRONT SETBACK: 15 feet.min. / 57 feet proposed SIDE SETBACK: 5 feet min. / 155 feet proposed STREETSIDE SETBACK: NA. REAR SETBACK: 15 feet min. / 24 feet proposed PARKING: 425 min. parking spaces required, 547 spaces proposed. | | |
| <u>ADJACENT PROPERTIES:</u> | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
| NORTH: | Open Space; AR-1-1. | Vacant |
| SOUTH: | Open Space & Public Park; OP-1-1 & AR-1-1. | Public Park & vacant |
| EAST: | Low Medium Density Residential; RM-1-1. | I-15 Freeway & Multi Family Residential |
| WEST: | Open Space; AR-1-1. | Vacant |
| | | |

ATTACHMENT 4

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| DEVIATIONS OR VARIANCES REQUESTED: | Proposed increase to building height from 40 to 63 feet and to the Fence Regulations to allow 12 foot high trash enclosure walls to exceed the maximum 6-foot height limit for solid walls within a side setback. |
| COMMUNITY PLANNING GROUP RECOMMENDATION: | On October 15, 2015, the Rancho Bernardo Community Planning Board voted 8-2-1, to recommend approval of this project with a condition for an additional 75 parking spaces off-site during the construction period. |

CITY COUNCIL RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 1409096 (AMENDMENT TO CONTITIONAL USE
PERMIT NO. 9867) AND PLANNED DEVELOPMENT PERMIT NO. 1409097
CASA DE LAS CAMPANAS - PROJECT NO. 400695

WHEREAS, Casa de Las Campanas, Inc., a California Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing 99-bed, skilled nursing facility and construction of a new, 72-bed, skilled nursing facility added to an existing elderly-care residential facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.1409096), on portions of a 22.29-acre property;

WHEREAS, the property site is located at 18655 West Bernardo Drive, in the RM-2-5 and AR-1-1 Zones (AR-1-1 Zone portion being rezoned to RM-2-5 Zone) and within the Rancho Bernardo Community Plan area;

WHEREAS, the project site is legally described as Lots 1 – 9, Casa de las Campanas II, Map No. 11273;

WHEREAS, on ____, the City Council of the City of San Diego considered Conditional Use Permit No. 1409096, Planned Development Permit No. 1409097, pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the City Council of the City of San Diego as follows:

That the City Council adopts the following written Findings dated December __, 2015.

FINDINGS:

Findings for Conditional Use Permit Approval – Section §126.0305

1. The proposed *development* will not adversely affect the applicable *land use Plan*.

The 22.29-acre project site is currently developed with a 275,687 square-foot elderly-care residential facility. This proposed project would demolish an existing building containing 99-bed, 33,320 square-foot skilled nursing facility, and construct a new 96,019 square-foot, 72-bed skilled nursing facility. The new skilled nursing facility will be located on the 2.4 acre portion of the project site in the southern portion of the elderly care facility campus. This area is currently developed as an open parking area for the overall facility. The residential element of the Rancho Bernardo community plan identifies this site for residential land use at a medium density of 14-29 du/ac. A skilled nursing facility for 72 beds in 5 buildings is proposed. Residential care facilitates do not count toward density calculation requirements.

The Community Plan's Housing and Residential Land Use Element, identifies the Casa De Las Campanas specifically as a life care retirement center. This proposal will not adversely affect the Rancho Bernardo Community Plan, because the proposed development is consistent with the Plan's Residential Medium Density and Life Care Retirement Center designation. The residential element of the Rancho Bernardo community plan has an objective to encourage a housing

inventory consisting of a wide variety of housing types and prices. The proposal, to add a skilled nursing building to the residential care facility, would help achieve this objective by providing assisted living for seniors and those with disabilities within the community. Due to these factors the proposed new skilled nursing facility will not adversely affect the City of San Diego adopted Rancho Bernardo Community Plan.

2. The proposed *development* will not be detrimental to the public health, safety, and welfare.

The 22.29-acre project site is currently developed with an elderly-care residential facility. This proposed project would remove an existing 33,320 square-foot skilled nursing facility, replace it with a new 96,019 square-foot skilled nursing facility and rezone a 3.53-acre portion of the property from AR-1-1 to RM-2-5. The new skilled nursing facility will be located on the 3.53 acre (2.4 acre net) portion of the project site to be rezoned. An environmental analysis included an analysis of the project's potential impact on public health and safety, and no significant impacts to health, safety and welfare were identified. However, the analysis included the review of an Acoustical Study prepared for this project by Wieland Acoustics, dated August 13, 2015, which recommended acoustical measures be implemented during the review of the construction documents to assure specific interior noise levels are achieved. This permit approval includes conditions requiring implementation of those specific recommended noise measures.

The street and site improvements associated with this new skilled nursing facility will comply with City Engineering and Fire Department Standards. In addition to those measures, the construction of the skilled nursing facility is conditioned to comply with all current building, electrical and plumbing codes. Due to these factors the proposed new skilled nursing facility project would therefore not be detrimental to the public health, safety and welfare.

3. The proposed *development* will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and

The 22.29-acre project site is currently developed with an elderly-care residential facility. This proposed project would remove an existing 33,320 square-foot skilled nursing facility, replace it with a new 96,019 square-foot skilled nursing facility and rezone a 3.53-acre portion of the property from AR-1-1 to RM-2-5. The new skilled nursing facility will be located on the 3.53-acre (2.4 acre net) portion of the project site to be rezoned. The proposed skilled nursing facility will comply with all the development regulations of the new RM-2-5 zone, except for building height and the allowed fence height within the side yard setback. The proposed deviations to increase the building height from 40 feet to 63 feet and allow a increased fence height to 12 feet for a proposed trash enclosure within the side setback area will allow the development to remain consistent with the existing pattern of development of the current facility. The applicant demonstrated on the plans that the existing facility exceeds the height zoning 40 foot limit and that the proposed new building is in keeping with the existing size, scale and mass of the existing elderly-care campus.

The Fence Regulations limit height of solid walls within the side setback to six feet. The required side setback is a minimum of 5 feet or ten percent of the lot width, whichever is greater. In this case the ten percent of the lot width is 150 feet, which is greater than 5 feet, resulting in the 150 foot setback requirement. The trash enclosure is proposed to be setback 10 feet from the property

line. The deviation to allow the solid walls for a twelve foot high trash enclosure is supportable due to the unique lot width configuration resulting in a 150 foot side setback and the belief that the twelve foot high solid walls provide an adequate screened trash enclosure proportional to the skilled nursing facility building. The location of the trash enclosure is next to I-15, which is elevated above the project site by approximately 13 feet with no direct neighboring building in the vicinity. The twelve foot high trash enclosure walls will be softened by landscape shrubs within the side setback area. Due to these factors the proposed skilled nursing facility was found to be in compliance with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

4. The proposed use is appropriate at the proposed location.

The 22.29-acre project site is currently developed with an elderly-care residential facility. This proposed project would remove or demolish an existing 33,320 square-foot skilled nursing facility, replace it with a new 96,019 square-foot skilled nursing facility and rezone a 3.53-acre (2.4-acre net) portion of the property from AR-1-1 to RM-2-5. The new skilled nursing facility will be located on the 3.53-acre (2.4 acre net) portion of the project site to be rezoned. The residential element of the Rancho Bernardo community plan has an objective to encourage a housing inventory consisting of a wide variety of housing types and prices. This elderly-care residential facility is bordered to the west and southwest by Rancho Bernardo Community Park and open space, to the north by Lake Hodges, and to the east by I-15. The proposed skilled nursing facility would be located on the campus southern portion of the 22.29-acre project site. The proposal, to add a skilled nursing building to the residential care facility, would help achieve the objective by providing assisted living for seniors and those with disabilities. The proposed skilled nursing facility already exists at this site and the new replacement facility is appropriate at the proposed location.

Planned Development Permit - Section 126.0604

1. The proposed development will not adversely affect the applicable land use plan;

The 22.29-acre project site is currently developed with a 275,687 square-foot elderly-care residential facility. This proposed project would remove or demolish an existing 33,320 square-foot skilled nursing facility, replace it with a new 96,019 square-foot skilled nursing facility and rezone a 2.4-acre portion of the property from AR-1-1 to RM-2-5. The new skilled nursing facility will be located on the 2.4 acre portion of the project site to be rezoned. This area to be rezoned currently is developed as an open parking area for the overall facility. The residential element of the Rancho Bernardo community plan identifies this site for residential land use at a medium density of 14-29 du/ac. A skilled nursing facility for 72 beds in 5 buildings is proposed. Residential care facilities do not count toward density calculation requirements. The Community Plan's Housing and Residential Land Use Element, identifies the Casa De Las Campanas specifically as a life care retirement center. This proposal will not adversely affect the Rancho Bernardo Community Plan, because the proposed development is consistent with the Plan's life care retirement center designation. The residential element of the Rancho Bernardo community plan has an objective to encourage a housing inventory consisting of a wide variety of housing types and prices. The proposal, to add a skilled nursing building to the residential care facility, would help achieve this objective by providing assisted living for seniors and those with

disabilities within the community. Due to these factors the proposed development will not adversely affect the City of San Diego adopted Rancho Bernardo Community Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The 22.29-acre project site is currently developed with an elderly-care residential facility. This proposed project would remove an existing 33,320 square-foot skilled nursing facility, replace it with a new 96,019 square-foot skilled nursing facility and rezone a 3.53-acre portion of the property from AR-1-1 to RM-2-5. The new skilled nursing facility will be located on the 3.53-acre (2.4 acre net) portion of the project site to be rezoned. The environmental analysis included an analysis of the project's potential impact on public health and safety, and no significant issues relating to that were found. However, the analysis included the review of an Acoustical Study prepared for this project by Wieland Acoustics, dated August 13, 2015, which recommended acoustical measures be implemented during the review of the construction documents to assure specific interior noise levels are achieved. This permit approval includes conditions requiring implementation of those specific recommended noise measures. The street and site improvements associated with this new skilled nursing facility will comply with City Engineering and Fire Department Standards. In addition to those measures, the construction of the skilled nursing facility is conditioned to comply with all current building, electrical and plumbing codes. Due to these factors the proposed new skilled nursing facility project would therefore not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b) (1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The 22.29-acre project site is currently developed with an elderly-care residential facility. This proposed project would remove an existing 33,320 square-foot skilled nursing facility, replace it with a new 96,019 square-foot skilled nursing facility and rezone a 3.53-acre portion of the property from AR-1-1 to RM-2-5. The new skilled nursing facility will be located on the 3.53-acre (2.4 acre net) portion of the project site to be rezoned. The proposed skilled nursing facility will comply with all the development regulations of the new RM-2-5 zone, except for building height and the allowed fence height within the side yard setback. The proposed deviations to increase the building height from 40 feet to 63 feet and reduce the side setback from 150 feet to 10 feet will allow the development to remain consistent with the existing pattern of development of the current facility. The applicant demonstrated on the plans that the existing facility exceeds the height zoning 40 foot limit and that the proposed new building is in keeping with the existing size, scale and mass of the existing elderly-care campus.

The San Diego Municipal Code Section 142.0305 Fence Regulations limit height of solid walls within the side setback to six feet. The required side setback is a minimum of 5 feet or ten percent of the lot width, whichever is greater. In this case the ten percent of the lot width is 150 feet, which is greater than 5 feet, resulting in the 150 foot setback requirement. The trash enclosure is proposed to be setback 10 feet from the property line. The deviation to allow the solid walls for a

twelve foot high trash enclosure is supportable due to the unique lot width configuration resulting in a 150 foot side setback and the belief that the twelve foot high solid walls provide an adequate screened trash enclosure proportional to the skilled nursing facility building. The location of the trash enclosure is next to I-15, which is elevated above the project site by approximately 13 feet with no direct neighboring building in the vicinity. The twelve foot high trash enclosure walls will be softened by landscape shrubs within the side setback area. Due to these factors the proposed skilled nursing facility is in compliance with the City of San Diego's adopted Rancho Bernardo Community Plan. Thus the proposed development will comply with the regulations of the Land Development Code and the proposed deviations to increase building height and reduce the building side setback will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the City Council, Conditional Use Permit No. 1409096, Amendment to Conditional Use Permit No. 9867 and Planned Development Permit No. 1409097 is hereby GRANTED by the City Council to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1409096 and 1409097, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: December ____, 2015

SAP or WBS Number: 24005412

Modified HMD 1-26-15

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005412

**CONDITIONAL USE PERMIT NO. 1409096 AND
PLANNED DEVELOPMENT PERMIT NO. 1409097
CASA DE LAS CAMPANAS - PROJECT NO. 400695 (MMRP)
AMENDMENT TO CUP NO. 9867
CITY COUNCIL**

This Conditional Use Permit No. 1409096 and Planned Development Permit No. 1409097, an Amendment to Conditional Use Permit No. 9867 is granted by the City Council of the City of San Diego to Casa de las Campanas, Inc., a California Corporation, Owner / Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0312 and 126.0602(b). The 22.29-acre site is located at 18655 West Bernardo Drive in the RM-2-5 and AR-1-1 Zone (AR-1-1 being rezoned to RM-2-5), Residential Tandem Parking Overlay Zone and with the Rancho Bernardo Community Plan area. The project site is legally described as: Lots 1 – 9, Casa de las Campanas II, Map No. 11273.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner / Permittee to add a new skilled nursing building to an existing senior housing facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December ___, 2015, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing 99-bed, 33,320 square foot skilled nursing facility and construction of a 96,019 square foot, 72-bed skilled nursing building added to an existing elderly care residential facility on a 22.29-acre property;
- b. Deviation to building height to 63 feet where 40 feet is the maximum allowed and a deviation to the fence regulations to allow trash enclosure walls to exceed the 6-foot height limit for solid walls within a side setback;

- c. Existing and new landscaping (planting, irrigation and landscape related improvements);
- d. Existing and new Off-street parking;
- e. Patio, court yard, retaining walls, site walls and lighting; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December __, 2018.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies

including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of a 24-foot wide City standard driveway, on West Bernardo Drive, satisfactory to the City Engineer.
12. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for private storm drain located within the public easement, satisfactory to the City Engineer.
13. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
15. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.
16. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
17. The Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
18. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-00090DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2007-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
19. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

21. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

22. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 sq-ft area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.

23. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

24. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

25. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

27. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

28. Prior to issuance of any building permit, the Owner/Permittee shall submit construction drawings that include the design recommendations of the approved technical report (Acoustical Study for the Proposed Expansion of the Casa de las Campanas Skilled Nursing Facility, Weiland Acoustics, 8/13/2015) as shown on pages X, Y, and Z of Exhibit A.

29. Prior to final occupancy clearance, the Owner/Permittee shall submit three copies of a final acoustical report: two with construction documents to the Building Inspector, and one copy to the Deputy Director of the Land Development Review Section of the Development Services Department, or his/her designee. This report shall verify that interior noise levels of 45 dB CNEL or less and exterior noise levels of 65 dB CNEL or less have been achieved per the approved technical report (Acoustical Study for the Proposed Expansion of the Casa de las Campanas Skilled Nursing Facility, Weiland Acoustics, 8/13/2015). The report shall contain a table with a row for each affected location identified in the approved technical report and shall contain the name of the location, the noise level measured at that location, and whether the noise level meets the applicable interior/exterior standard.

30. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

31. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

32. No fewer than 449 parking spaces including 10 accessible spaces, 1 carpool/zero emissions space, 1 short-term and 1 long-term bicycle space, and 2 motorcycle spaces (with 538 parking spaces provided including 18 accessible spaces, 24 carpool/zero emissions, 8 short-term and 6 long-term bicycle spaces, and 2 motorcycle spaces) shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

33. Prior to issuance of the first building permit, Owner/Permittee shall provide a Transportation Demand Management Plan to include transit pass subsidies for employees/residents, bicycle parking spaces and lockers, carpool/vanpool reserved parking spaces, transit/carpool/vanpool information kiosks, satisfactory to the City Engineer.

34. Prior to issuance of the first building permit, the Owner/Permittee shall provide verification that 75 parking spaces at the Life Bridge Church and transportation to and from the project site have been secured to provide parking for construction workers and/or employees.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

35. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities..

36. The Owner/Permittee shall process encroachment maintenance and removal agreements, for all acceptable encroachments into the sewer easement, including but not limited to structures, enhanced paving, or landscaping; No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on December __, 2015, by Resolution No. _____.

Permit Type/PTS Approval No.: CUP No. 1409096 PDP No. 1409097
Date of Approval: Dec. __, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Glenn R. Gargas
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

Casa de Las Campanas, Inc.
Owner/Permittee

By _____
David Johnson
CFO Treasurer

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

Rezone Ordinance

(O-2011-113)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

CASA DE LAS CAMPANAS – PROJECT NO. 400695

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE REZONE OF 3.53 ACRES LOCATED AT 18655 WEST BERNARDO DRIVE, WITHIN THE RANCHO BERNARDO COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE EXISTING AR-1-1 ZONE INTO THE RM-2-5, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0406 REZONE NO. 1409100; AND REPEALING ORDINANCE NO. O-301263 (NEW SERIES), ADOPTED ON FEBRUARY 28, 2006, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICTS HERewith.

WHEREAS, Joe Tucker, Applicant, requested a rezone for the purpose of changing 3.53 acres gross (2.4 acre net), located at 18655 West Rancho Bernardo Drive, and legally described as all that portion of Lot 9, of Casa de Las Campanas II of San Diego, in the City of San Diego, County of San Diego, State of California, according to partition map on file in the Office of the County Clerk of San Diego County in action No. 11273, in the Superior Court of San Diego County, entitled “Juan M. Luco et al, vs. the Commercial Bank of San Diego et al” in the Rancho Bernardo Community Plan Area from the AR-1-1 zone to the RM-2-5 zone (Rezone No. 1409100, as shown on Zone Map Drawing No. B-4313, on file in the Office of the City Clerk as Document No. OO-_____); and

WHEREAS, on November 19, 2015, Planning Commission of the City of San Diego considered Rezone No. 1409100 and voted _____ to recommend City Council approval of Rezone No. 1409100; and

WHEREAS, the matter was set for public hearing on January _____, 2016.
testimony having been heard, evidence having been submitted and the City Council having full
considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That the 3.53-acre site located at 18655 West Bernardo Drive and legally described as as All that portion of Lot 9 of Casa de Las Campanas II of San Diego, in the City of San Diego, County of San Diego, State of California, according to partition map on file in the Office of the County Clerk of San Diego County in action No. 11273, in the Superior Court of San Diego County, entitled "Juan M. Luco et al, vs. the Commercial Bank of San Diego et al," in the Rancho Bernardo Community Plan area, as shown on Zone Map Drawing No. B-4313, on file in the Office of the City Clerk as Document No. OO-_____, is rezoned from the AR-1-1 zone to the RM-2-5 zone as the zone is described and defined by Chapter 13 Article 1 Division 4 of the San Diego Municipal Code. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. 301263 (New Series), adopted February 28, 2006 of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. That this ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued.

Tb(@4Tb)

APPROVED: JAN GOLDSMITH, City Attorney

By _____

Deputy City Attorney

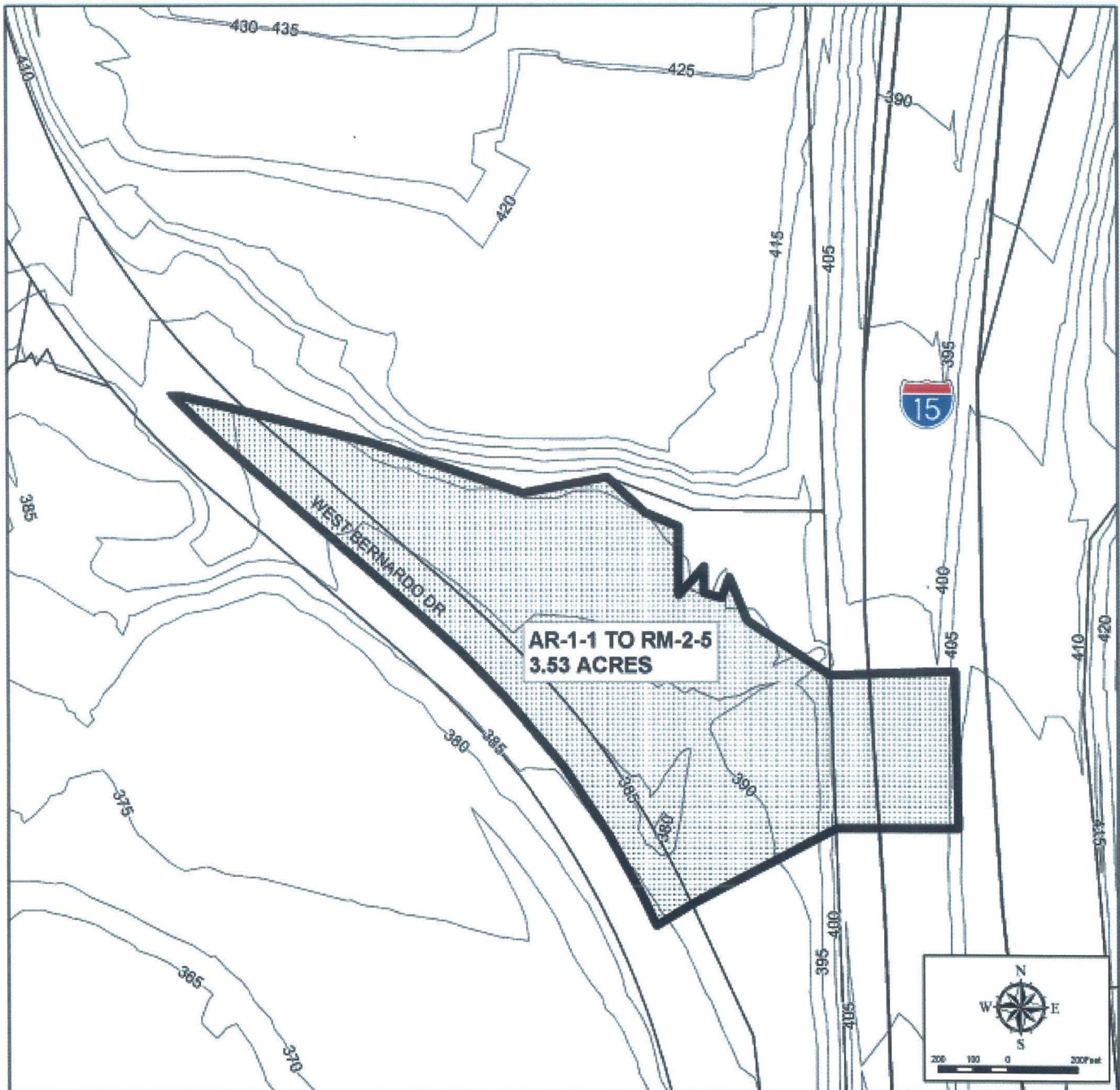
Or.Dept: DSD

Document No. _____



CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING



PAR B SEC 15-13-2W DOC 96-08121

ORDINANCE NO. _____
 EFF. DATE ORD. _____
 ZONING SUBJ. TO _____
 BEFORE DATE _____
 EFF. DATE ZONING _____
 MAP NAME AND NO. _____

REQUEST RM-2-5

PLANNING COMM.
RECOMMENDATION

CITY COUNCIL
ACTION

CASE NO. PTS 400695

DEVELOPMENT SERVICES MANAGER

B- 4313

APN: 272-110-44

(322-1737) 10-21-15 ldj

RESOLUTION NUMBER R- _____

ADOPTED ON JANUARY ____, 2016 __

CASA DE LAS CAMPANAS – PROJECT NO. 400695

WHEREAS, on January 27, 2015, Casa De Las Campanas submitted an application to the Development Services Department for a Rezone, Conditional Use Permit, Amending Conditional Use Permit No. 9867 and Planned Development Permitt for the Casa De Las Campanas (Project); and

WHEREAS, the matter was set for a hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the issue was heard by the City Council on January ____, 2016; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the City Council considered the issues discussed in Negative Declaration No. 400695 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the City Council finds on the basis of the entire record, including the Initial Study and any comments received, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the City Clerk, 202 C Street, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project after final passage of O-
_____ rezoning the site from the existing AR-1-1 Zone into the RM-2-5 Zone.

APPROVED: JAN GOLDSMITH, CITY ATTORNEY

By: _____
Shannon Thomas, Deputy City Attorney



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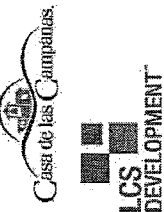
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KTU & A
LANDSCAPE
3976 NORMAL STREET
SAN DIEGO, CA 92163
T: 619-294-4477



CASA DE LAS CAMPANAS -
HEALTHCARE BUILDING
(SKILLED NURSING)
18655 W BERNARDO DRIVE
RANCHO BERNARDO, CA 92127

| REVISION | DATE | REASON FOR ISSUE |
|----------|------|------------------|
| | | |
| | | |
| | | |

SITE PLAN -
HEALTHCARE
BUILDING
REZONE PACKAGE

| | |
|--------------------------|--------------|
| SHEET 7 OF 17 | |
| DATE 12.31.2014 | REVISION |
| PROJECT NUMBER 133425 | SHEET NUMBER |
| SCALE As indicated | A1.01 |

SITE DATA (LOTS 9 & 44)

GROSS SITE AREA: 2.4 ACRES (105,249 SF)
FLOOR AREA: 96,019 SF
FLOOR AREA RATIO: 96,019 SF / 105,248 SF = .91 FAR
91 FAR < 1.35
LANDSCAPE AREA: .53 ACRES (23,086 SF)

DEVELOPMENT SUMMARY

SCOPE OF WORK: THIS PROJECT CONSISTS OF A NEW SKILLED NURSING BUILDING OF 96,019 SF. THE BUILDING HAS 72 BEDS IN 5 HOUSEHOLDS. THE GROUND LEVEL IS LOBBY, SUPPORT SERVICES AND PARKING. THE SECOND AND THIRD LEVELS ARE PATIENT CARE ROOMS, REHABILITATION AND OFFICES.

RELOCATION OF THE TRASH COMPACTOR FROM CASA SUR TO THE LOWER LOT. THIS WILL INCLUDE AN 1,875 SF SCREENED ENCLOSURE FOR TRASH AND RECYCLING COMPACTORS.

DEVELOPMENT REGULATION DEVIATIONS:

REQUIRED PERMITS:

LEGAL DESCRIPTION/PARCEL NUMBER:

OWNER NAME/ADDRESS:

TYPE OF CONSTRUCTION:

OCCUPANCY TYPE:

ZONING:

EXISTING USE:

PROPOSED USE:

GEOLOGIC HAZARD CATEGORY:

INTERSTATE 15

GENERAL NOTES

- REFER TO CIVIL PLANS FOR EASEMENTS, GRADING, RETAINING WALLS - GRADING SHOWN ON ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY.
 - REFER TO LANDSCAPE PLANS FOR PLANTING PLANS AND PAVING PATTERNS.
 - REFER TO ELECTRICAL FOR SITE LIGHTING.
 - BUILDING ADDRESS NUMBERS WILL BE PROVIDED AND VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY IN ACCORDANCE WITH FHPS POLICY P-00-6.
- SHEET NOTES
- ASPHALTIC CONCRETE, TYP
 - SCORED CONCRETE, TYP
 - 8" CAST-IN-PLACE CONCRETE CURBS, TYP
 - DRIVEWAY APRON - SEE CIVIL
 - EXISTING DRIVEWAY
 - EXISTING PAVED SITE PATH
 - PAVED OUTDOOR STAIRWAY WITH PARTIALLY COVERED PATIOS
 - CAST-IN-PLACE CONCRETE RETAINING WALLS - SEE CIVIL
 - ACCESSIBLE PARKING STALLS WITH PAINTED ACCESS ARROWS, "INTERNATIONAL SYMBOL OF ACCESSIBILITY", AND POST-MOUNTED SIGNAGE
 - ILLUMINATED, PAVED ACCESSIBLE ROUTE
 - COVERED DROP-OFF AREA
 - STRUCTURED PARKING ACCESS
 - EXISTING PUBLIC UTILITY VAULTS AND PEDESTALS
 - HEALTHCARE BUILDING TRANSFORMER WITH PROTECTIVE BOLLARDS
 - EMERGENCY GENERATOR IN SCREENED ENCLOSURE
 - REFUSE AND RECYCLABLE MATERIAL STORAGE SCREENING ENCLOSURE
 - EXISTING SINGLE LANE ROADWAY - SERVICEABILITY TO BE UPGRADED TO ALLOW FOR REGULAR DELIVERY TRUCK TRAFFIC
 - MONUMENT SIGN
 - LOADING / DELIVERY DRIVEWAY
 - EXISTING SIDEWALK - CONNECT TO NEW
 - EXISTING UTILITY MANHOLE
 - EXISTING TRANSFORMER

LEGEND

PROPERTY LINE
SETBACK

PARKING:

| | |
|------------------------------------|--------------------------|
| TOTAL EXISTING PARKING: | 182 |
| SURFACE PARKING (NEW): | 59 |
| STANDARD SPACES: | 3 |
| ACCESSIBLE SPACES: | 58 |
| SUBTOTAL: | 59 |
| COVERED PARKING (NEW): | 59 |
| STANDARD SPACES: | 3 |
| ACCESSIBLE SPACES: | 62 |
| SUBTOTAL: | 62 |
| TOTAL NEW SPACES PROVIDED: | 120 |
| PROPOSED REMOVED: | 62 |
| MINIMUM REQUIRED PARKING: | 24 |
| TABLE 142-056 - NURSING FACILITIES | 1 PARKING SPACE / 3 BEDS |
| 72 BEDS / 3 | |

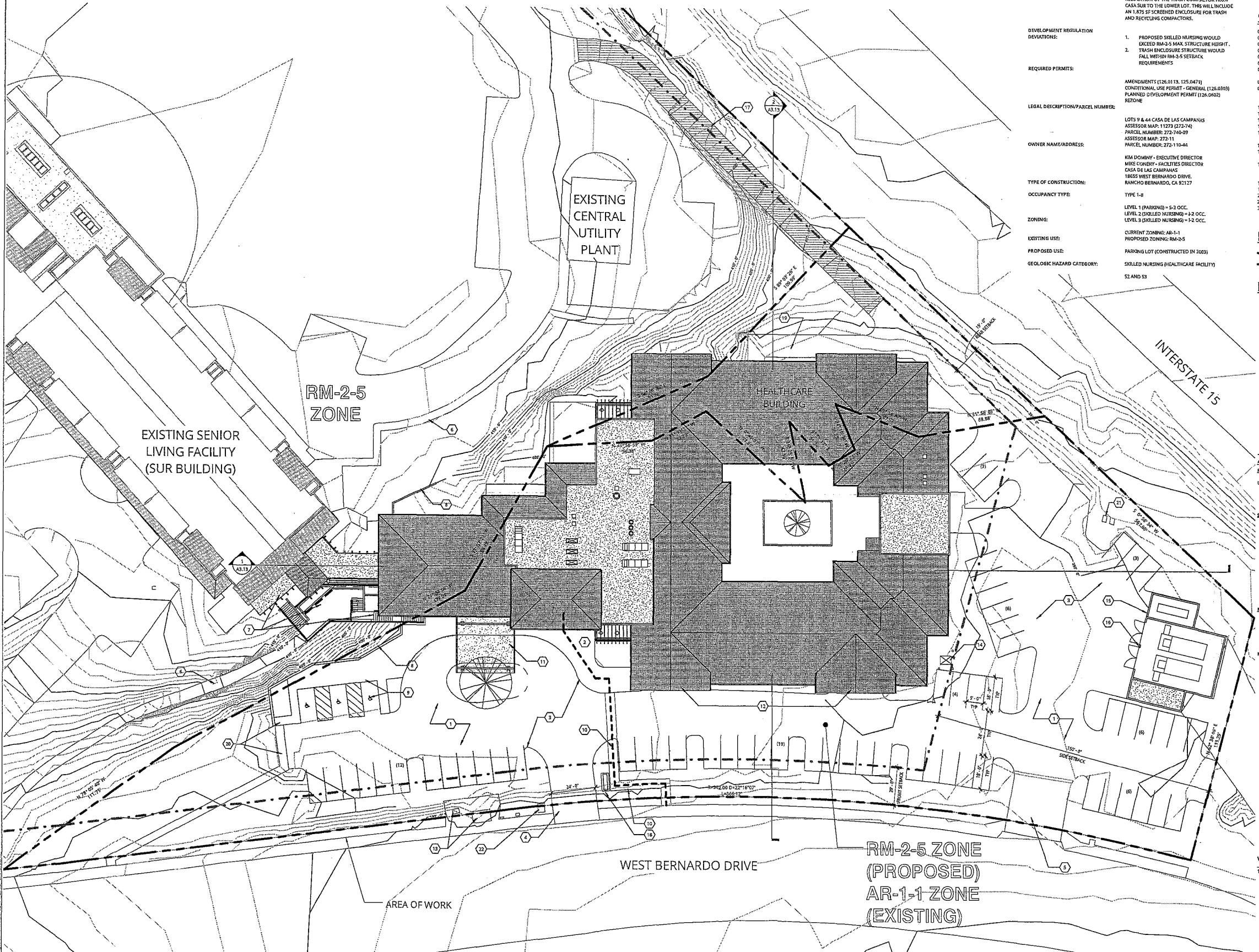
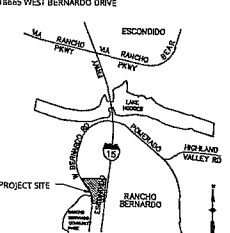
ZONING INFO.

RM-2.5 (RESIDENTIAL MULTIPLE UNIT)
USE REGULATIONS (TABLE 131-04B)
HOSPITALS, INTERMEDIATE CARE FACILITIES, & NURSING FACILITIES: CONDITIONAL USE PERMIT REQUIRED

SETBACKS (TABLE 131-04B)
STANDARD FRONT SETBACK: 20'-0" +
MIN. WIDTH OF BUILDING ENVELOPE MAY OBSERVE 15'-0" FRONT SETBACK
MINIMUM SIDE SETBACK: 15'-0" +
MIN. 5' OR 10% OF PREMISES WIDTH (WHICHEVER GREATER)
MIN. STREET SIDE SETBACK: 10'-0" +
10% OF PREMISES WIDTH (WHICHEVER GREATER)
SIDE BUILDING FACADE MAY ENCRoACH 5'-0" INTO REQUIRED SETBACK
MINIMUM REAR SETBACK: 15'-0" +
MAX. STRUCTURE HEIGHT (TABLE 131-03C)
MAX. HEIGHT: 40'-0" +
MAX. SIDE SETBACK MAX. BUILDING HEIGHT ABOVE 30'-0" ESTABLISHED BY 60° PLANE @ SIDE SETBACK TO MAX. 40'-0"

MAX FLOOR AREA RATIO: 1.35*

VICINITY MAP



1 SITE PLAN
A1.01 | 1" = 20'-0"





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CASA DE LAS CAMPANAS -
HEALTHCARE BUILDING
(SKILLED NURSING)
18655 W BERNARDO DRIVE
RANCHO BERNARDO, CA 92127

| REVISION | DATE | REASON FOR ISSUE |
|----------|------|------------------|
| | | |
| | | |
| | | |

SITE PLAN -
OVERALL CAMPUS

REZONE PACKAGE

SHEET 6 OF 17

| | |
|--------------------------|--------------|
| DATE 12.31.2014 | REVISION |
| PROJECT NUMBER 133425 | SHEET NUMBER |
| SCALE As indicated | A1.00 |

GENERAL NOTES

- The Owner/Permittee shall be responsible for any damage caused to the City of San Diego water and sewer facilities in the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code Section 142.0607. In the event that any such facility losses integrity then the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.
- The Owner/Permittee shall execute encroachment, maintenance and removal agreements for all acceptable encroachments into the water and sewer easement, including but not limited to structures, enhanced paving or landscaping. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.
- No trees of three inches or more in diameter at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
- All existing parking stalls are a minimum of 8'-0" wide by 18'-0" deep with a 3'-0" wide drive aisle.
- Building address numbers will be provided and visible and legible from the street or road fronting the property in accordance with PDPS Policy P-06-6.

LEGEND

- PROPERTY LINE
SETBACK

ZONING INFO.

RM-2.5 (RESIDENTIAL MULTIPLE UNIT)

USE REGULATIONS (TABLE 131-04B)
HOSPITALS, INTERMEDIATE CARE FACILITIES,
& NURSING FACILITIES: CONDITIONAL USE PERMIT
REQUIRED

- SETBACKS (TABLE 131-04B)
- | | |
|---|--------|
| STANDARD FRONT SETBACK: | 20'-0" |
| *50% WIDTH OF BUILDING ENVELOPE MAY OBSERVE 15'-0" FRONT SETBACK | |
| MINIMUM SIDE SETBACK: | 15'-0" |
| *MIN. 5' OR 10% OF PREMISES WIDTH (WHICHEVER GREATER) | |
| MIN. STREET SIDE SETBACK: | 10'-0" |
| *10% OF PREMISES WIDTH (WHICHEVER GREATER) | |
| 50% BUILDING FACADE MAY ENCRUSH 5'-0" | |
| INTO REQUIRED SETBACK | |
| MINIMUM REAR SETBACK: | 15'-0" |
| MAX. STRUCTURE HEIGHT (TABLE 131-05C) | 40'-0" |
| MAX. HEIGHT: | |
| *AT SIDE SETBACK, MAX. BUILDING HEIGHT ABOVE 30'-0" ESTABLISHED BY 60° PLANE & SIDE SETBACK TO MAX. 40'-0" | |
| MAX FLOOR AREA RATIO: | 1.35% |

PARCEL LINE TABLE

| | | |
|-----|---------------|---------|
| L1 | N21° 34' 47"W | 47.57' |
| L2 | S24° 10' 54"W | 24.25' |
| L3 | S74° 20' 37"W | 16.42' |
| L4 | N0° 29' 17"E | 31.34' |
| L5 | S34° 05' 51"W | 48.56' |
| L6 | N0° 40' 07"W | 71.83' |
| L7 | N01° 11' 17"W | 32.78' |
| L8 | N45° 50' 57"W | 54.36' |
| L9 | S60° 00' 46"E | 93.76' |
| L10 | S89° 03' 26"E | 109.29' |

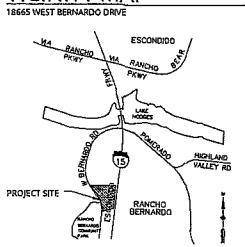
AREA OF WORK

- AREA OF PROPOSED WORK
-PHASE 1 (PH-1) - INCLUDES WORK ON
RENOVATIONS PROJECT
-PHASE 2 (PH-2) - NEW SKILLED NURSING
FACILITY
-PHASE 3 (PH-3) - NEW INDEPENDENT
LIVING FACILITY

PROJECT DESCRIPTION

- THE PROPOSED PROJECT CONSISTS OF THE FOLLOWING AREAS OF WORK:
- PHASE 1: IMPROVEMENT UNDER SCA 259440
- REPLACEMENT OF A 6,026 SF TWO LEVEL CARPORT STRUCTURE WITH 10,333 SF WELLNESS BUILDING AND 3,013 SF CARPORT ALONG WITH THE ENHANCEMENT OF THE COURTYARD BETWEEN THE G AND D WINGS OF CASA SUR.
 - INTERIOR REMODEL OF A PORTION OF THE SECOND FLOOR TO INCLUDE NEW CASUAL DINING/RESTRO.
 - INTERIOR REMODEL OF FOURTH FLOOR PUBLIC SPACES, ASSISTED LIVING, AND DEMENTIA UNITS.
- PHASE 2:
- NEW SKILLED NURSING BUILDING OF 95,019 SF. THE BUILDING HAS 72 BEDS, WITHIN 5 HOUSEHOLDS, THE GROUND LEVEL CONTAINS SUPPORT SERVICES AND PARKING. THE SECOND AND THIRD LEVELS ARE PATIENT CARE ROOMS, REHABILITATION SPACE, AND OFFICES.
 - RELOCATION OF THE TRASH COMPACTION FROM CASA SUR TO THE LOWER PARKING LOT. THIS WILL INCLUDE AN 1,875 SF SCREENED ENCLOSURE FOR TRASH AND RECYCLING COMPACTORS.
- PHASE 3: FUTURE POTENTIAL BUILDING
- PROPOSED 50 UNIT, FOUR STORY INDEPENDENT LIVING FACILITY, WITH MULTIPURPOSE AUDITORIUM, AND ONE LEVEL OF UNDERGROUND PARKING. THE TOTAL PROJECT SF IS 108,192 SF. THIS PROJECT WOULD BE DEVELOPED AT SUCH TIME AS IT IS FINANCIALLY VIABLE FOR THE CAMPUS.

VICINITY MAP



ZONING INFORMATION

EXISTING CUP AND AMENDMENTS: 83-0738; 84-0848; 87-0120; 91-0677; 95-0362; 99-0747; 9867-2004

LEGAL DESCRIPTION: LOTS 1-8 CASA DE LAS CAMPANAS MAP 11373

BASIC ZONING: RM-2.5 (RESIDENTIAL MULTIPLE UNIT)
AB-1-1 (AGRICULTURAL-RESIDENTIAL)

ASSESSOR'S PARCEL NUMBER: 272-740-08, 09, 11; 272-110-44

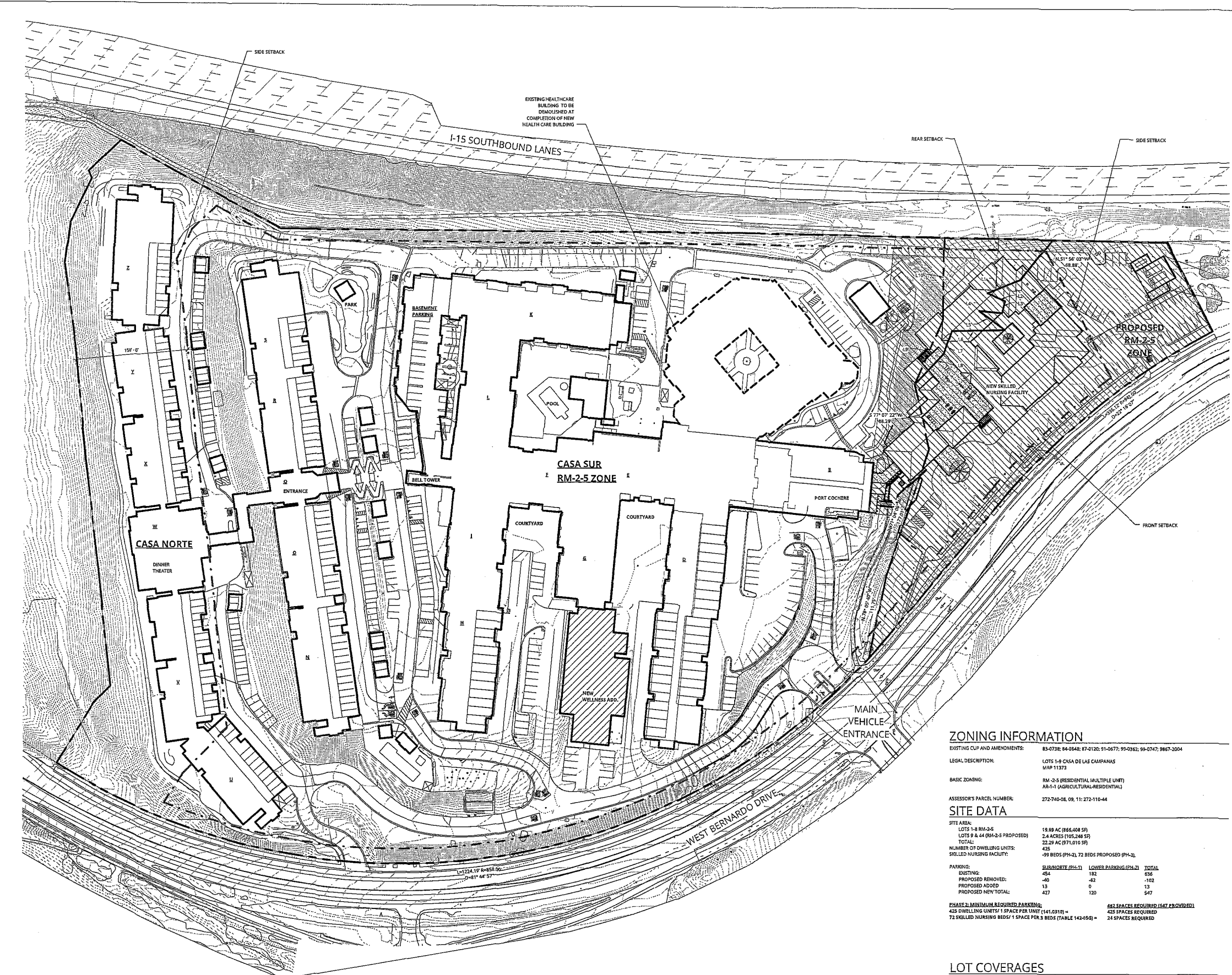
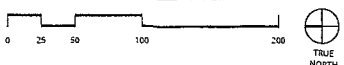
SITE DATA

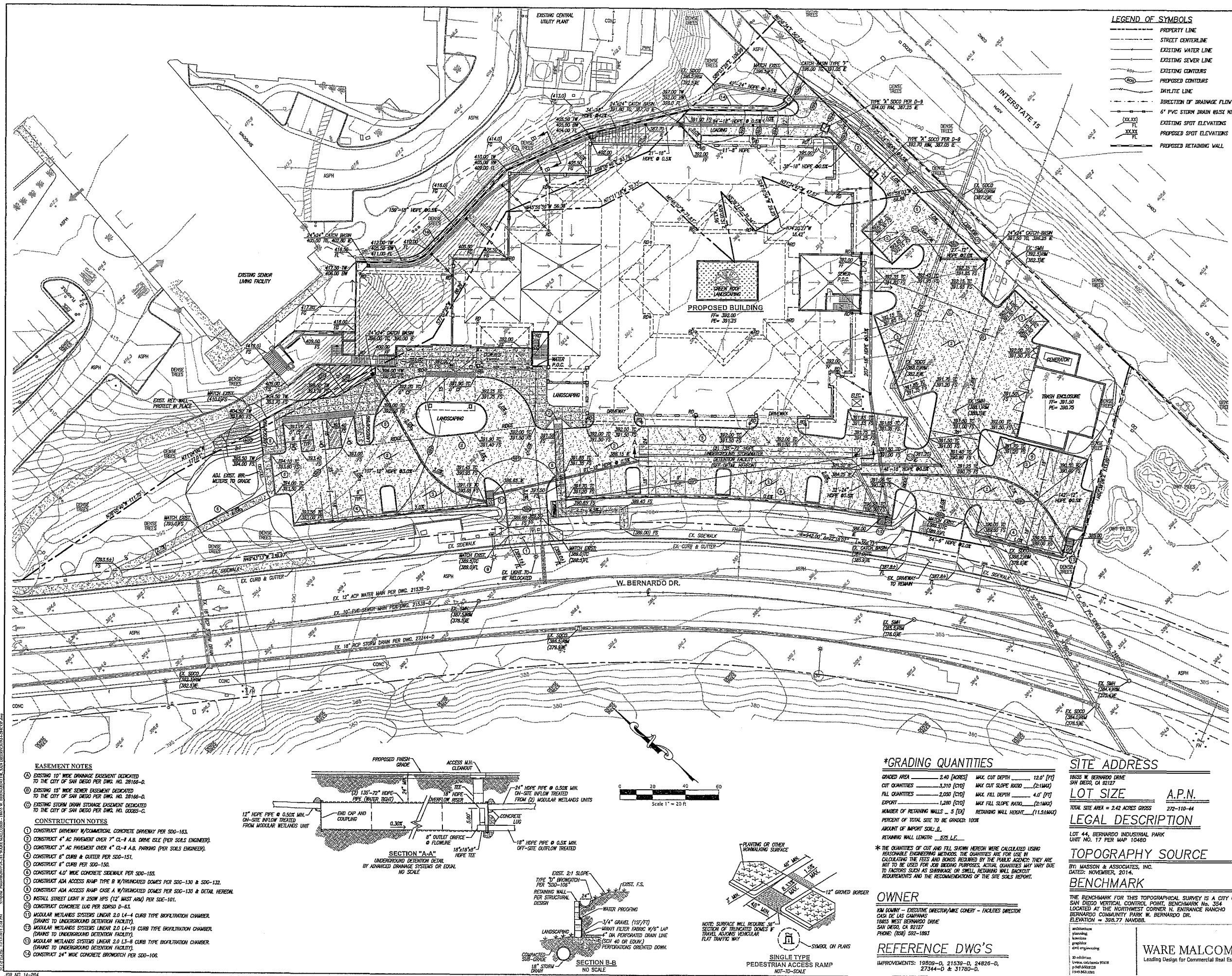
| | |
|--|---|
| SITE AREA: | 19.89 AC (866,408 SF) |
| LOTS 1-8 RM-2.5 | 2.4 ACRES (105,248 SF) |
| LOTS 9 & 44 (RM-2.5 PROPOSED) | 22.29 AC (971,019 SF) |
| TOTAL: | 425 |
| NUMBER OF DWELLING UNITS: | -99 BEDS (PH-2), 72 BEDS PROPOSED (PH-2) |
| SKILLED NURSING FACILITY: | |
| PARKING: | |
| EXISTING: | SUBORDINATE (PH-1) LOWER PARKING (PH-2) TOTAL |
| PROPOSED REMOVED: | 454 182 636 |
| PROPOSED ADDED: | -40 -42 -102 |
| PROPOSED NEW TOTAL: | 13 0 13 |
| | 417 120 547 |
| PHASE 2: MINIMUM REQUIRED PARKING: | 482 SPACES REQUIRED (547 PROVIDED) |
| 425 DWELLING UNITS / 1 SPACE PER UNIT (141.0310) = | 425 SPACES REQUIRED |
| 72 SKILLED NURSING BEDS / 1 SPACE PER 3 BEDS (TABLE 142-05D) = | 24 SPACES REQUIRED |

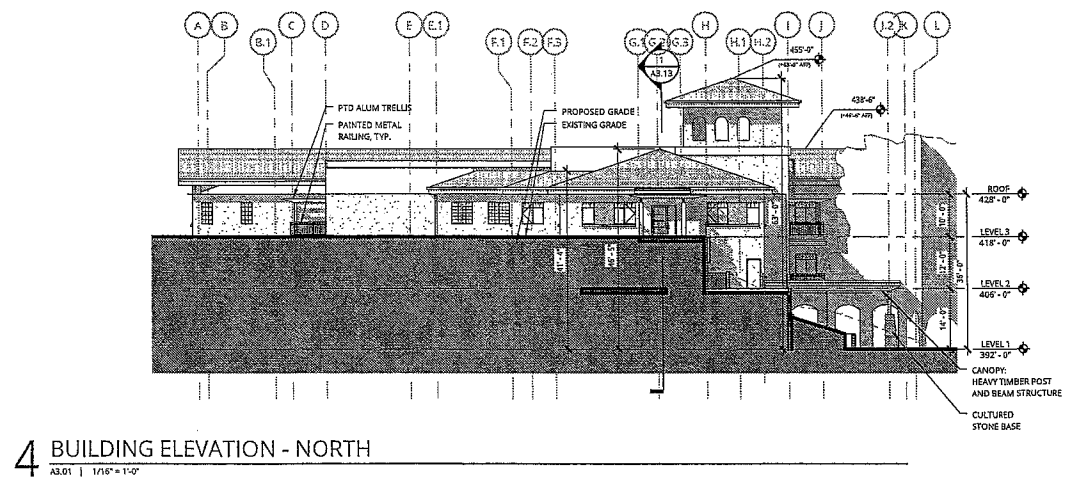
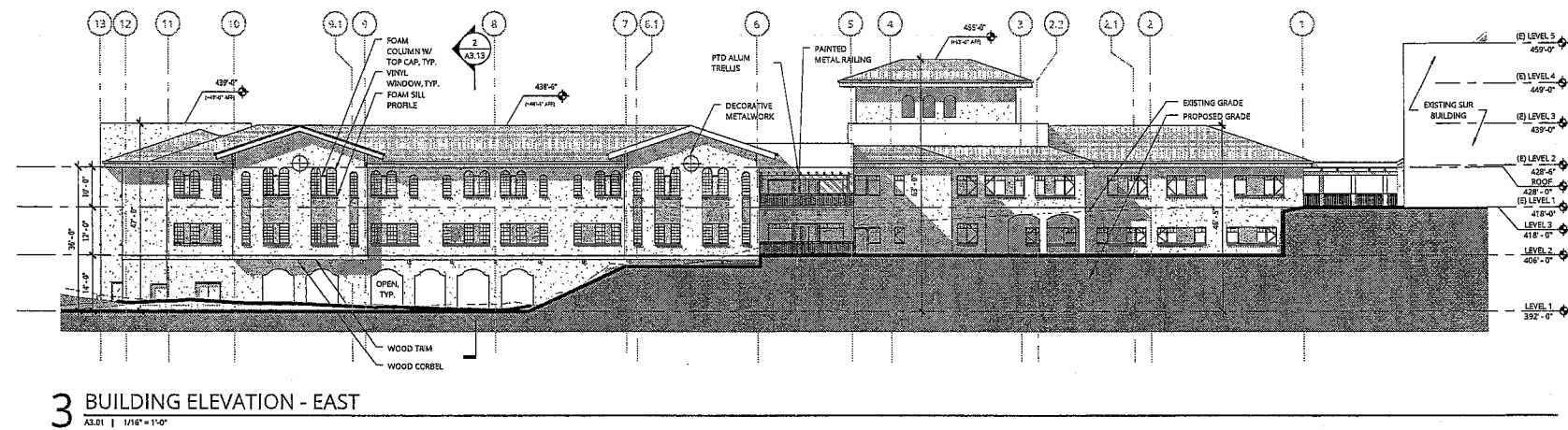
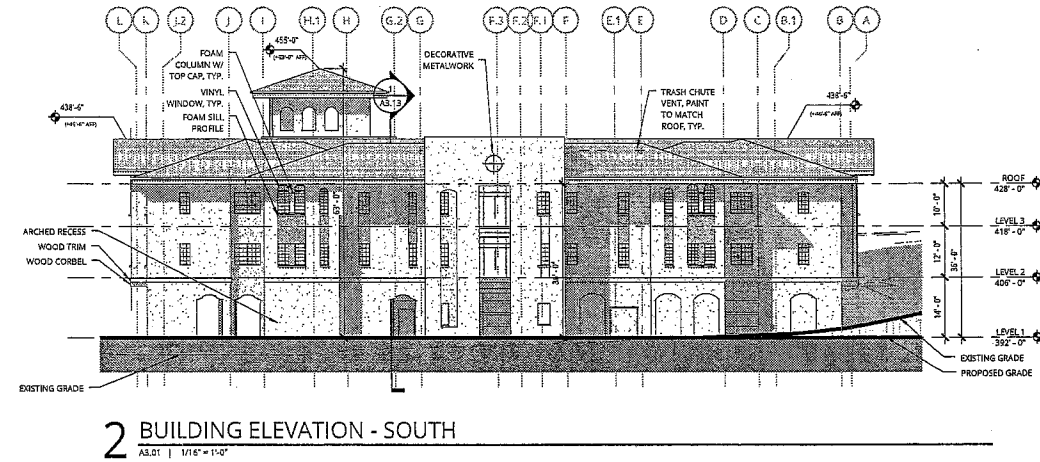
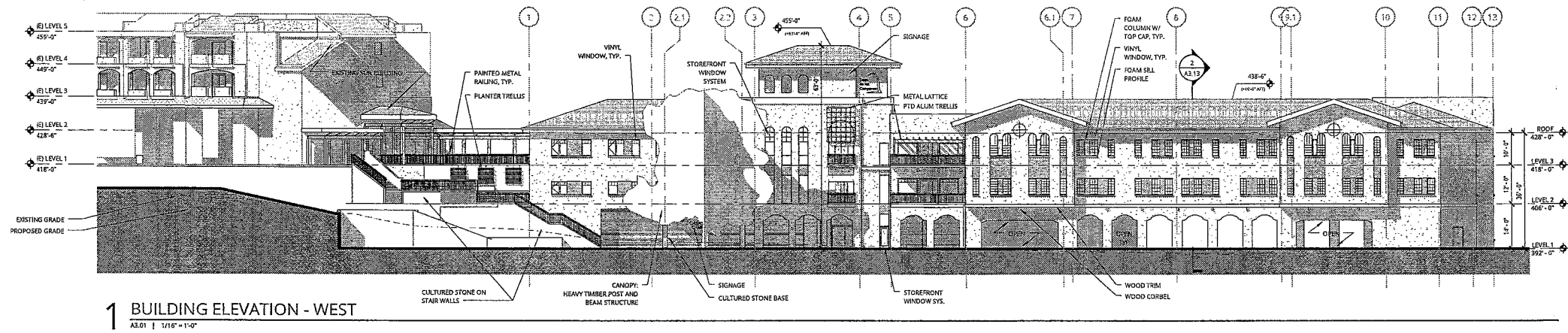
LOT COVERAGES

| | | | | |
|-----------------------|-----------------|----------------|-----------------|--------------|
| | EXISTING (PH-1) | REMOVED (PH-2) | PROPOSED (PH-2) | TOTAL (PH-2) |
| BUILDING COVERAGE: | 275,687 SF | -33,320 SF | +35,656 SF | 278,023 SF |
| PAVED AREA: | 350,930 SF | -30,288 SF | 0 | 320,642 SF |
| LANDSCAPED AREA: | 367,535 SF | -5,376 SF | 0 | 362,159 SF |
| UNIMPROVED AREA: | 0 SF | 0 SF | 0 SF | 0 SF |
| GROSS FLOOR AREA: | 632,350 SF | -33,320 SF | +72,048 SF | 671,078 SF |
| COVERED PARKING AREA: | 43,797 SF | 0 SF | -23,071 SF | 20,726 SF |

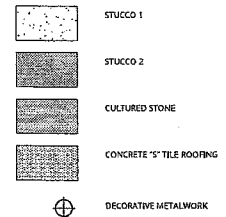
PHASE 2: FLOOR AREA RATIO: 704,398 SF / 971,019 SF = .69 < 1.35 MAX







LEGEND - ELEVATIONS



6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
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117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T: 206-578-1000
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WARE MALCOMB

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4393 ORSERAWICH DRIVE, SUITE 175
SAN DIEGO, CA 92122
T: 619-596-7277

BURKETT & WONG

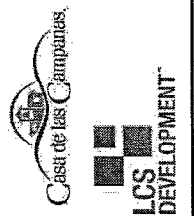
STRUCTURAL ENGINEERING
3434 4TH AVE.
SAN DIEGO, CA 92109
T: 619-299-5550

DESIGN WEST ENGINEERING

MECHANICAL/ELECTRICAL/PLUMBING
375 HOSPITALITY LANE, SUITE 100
SAN BERNARDINO, CA 92408
T: 909-890-3700

KTU & A

LANDSCAPE
3916 NORVAL STREET
SAN DIEGO, CA 92103
T: 619-294-4477



CASA DE LAS CAMPANAS -
HEALTHCARE BUILDING
(SKILLED NURSING)
18655 W BERNARDO DRIVE
RANCHO BERNARDO, CA 92127

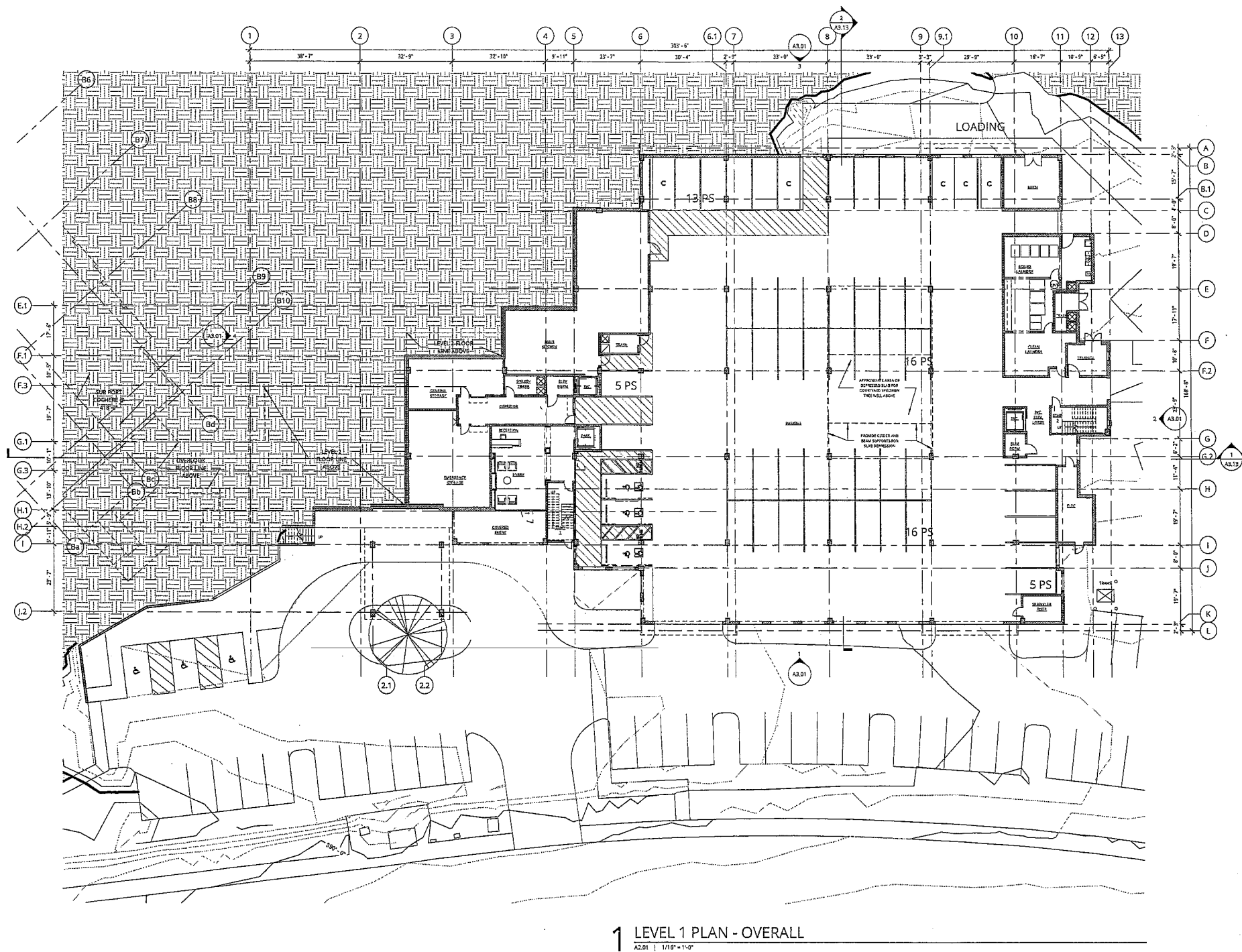
| REVISION | DATE | REASON FOR ISSUE |
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BUILDING
ELEVATIONS

REZONE PACKAGE

SHEET 13 OF 17

| | |
|--------------------------|--------------|
| DATE 12.02.2014 | REVISION |
| PROJECT NUMBER 133425 | SHEET NUMBER |
| SCALE 1/16" = 1'-0" | A3.01 |



Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
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DESIGN WEST ENGINEERING

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KTU & A

LANDSCAPE
2516 NOTHMAN STREET
SAN DIEGO, CA 92103
T: 619-294-4477



CASA DE LAS CAMPANAS -
HEALTHCARE BUILDING
(SKILLED NURSING)
18655 W BERNARDO DRIVE
RANCHO BERNARDO, CA 92127

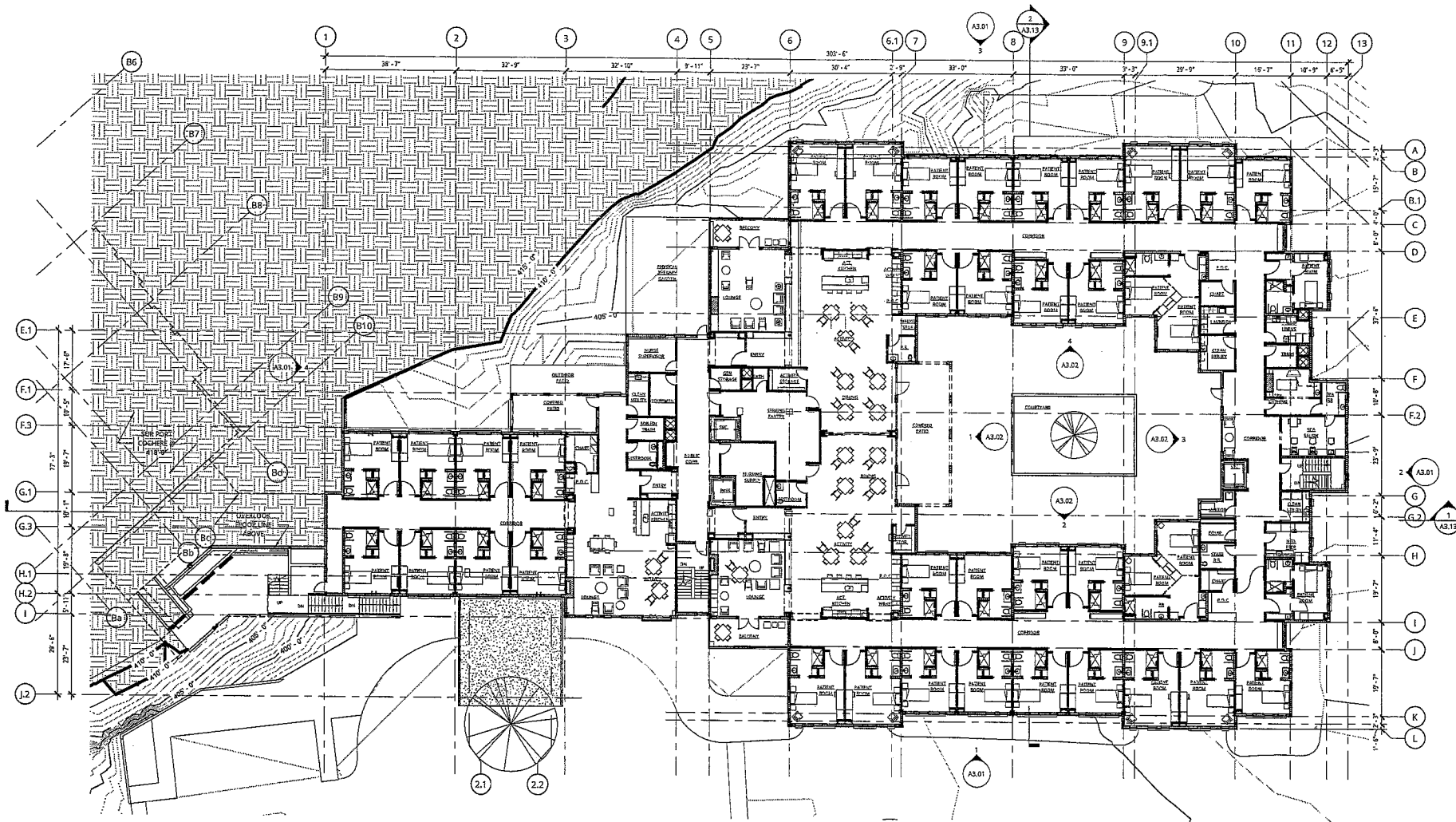
| REVISION | DATE | REASON FOR ISSUE |
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LEVEL 1 PLAN -
OVERALL

REZONE PACKAGE

SHEET 8 OF 17

| | |
|--------------------------|-----------------------|
| DATE 12.02.2014 | REVISION |
| PROJECT NUMBER 133425 | SHEET NUMBER A2.01 |
| SCALE 1/16" = 1'-0" | |



1 LEVEL 2 PLAN - OVERALL
A2.02 | 1/16" = 1'-0"



FINISHED FLOOR ELEVATION:
406'-0"



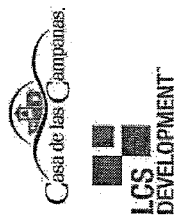
6720 SW MACADAM AVENUE, SUITE 100
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STRUCTURAL ENGINEERING
3434 4TH AVE.
SAN DIEGO, CA 92103
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275 HOSPITALITY LANE, SUITE 100
SAN BERNARDINO, CA 92408
T: 909-890-3700

KTU & A
LANDSCAPE
3918 MODULAR STREET
SAN DIEGO, CA 92103
T: 619-284-4477



CASA DE LAS CAMPANAS -
HEALTHCARE BUILDING
(SKILLED NURSING)
18655 W BERNARDO DRIVE
RANCHO BERNARDO, CA 92127

| REVISION | DATE | REASON FOR ISSUE |
|----------|------|------------------|
| | | |
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LEVEL 2 PLAN -
OVERALL

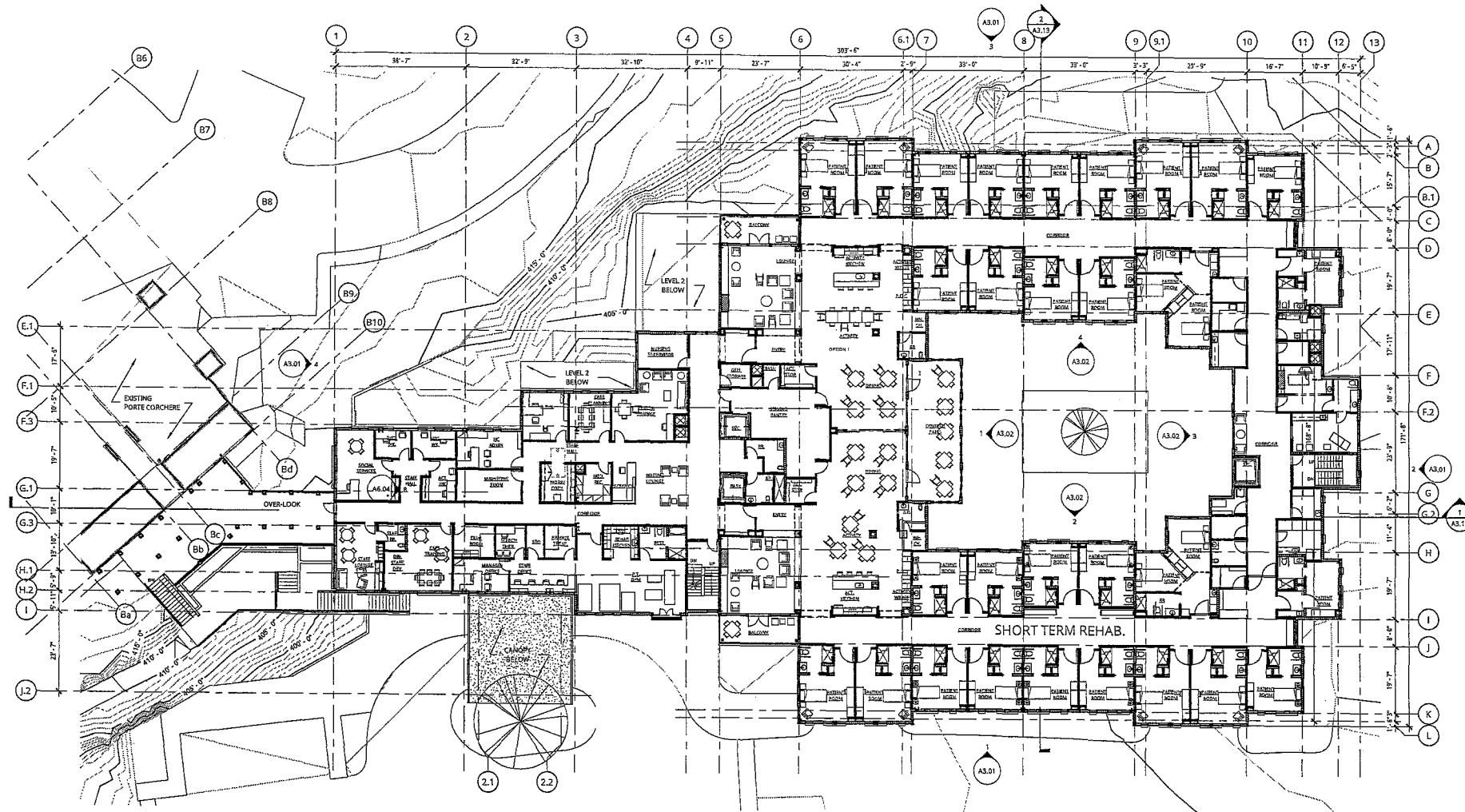
REZONE PACKAGE

SHEET 9 OF 17

| | |
|--------------------------|-----------------------|
| DATE 12.02.2014 | REVISION |
| PROJECT NUMBER 133425 | SHEET NUMBER A2.02 |
| SCALE 1/16" = 1'-0" | |

GENERAL NOTES

A. FINISH FLOOR ELEV. AT LEVEL 1 = 392'-0".



1 REZONE - LEVEL 3 PLAN - OVERALL
A2.03 | 1/16" = 1'-0"

0 4 8 16 32
PROJECT NORTH
TRUE NORTH
FINISHED FLOOR ELEVATION:
418'-0"



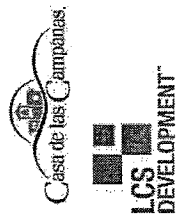
6720 SW MACADAM AVENUE, SUITE 100
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SAN DIEGO, CA 92103
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275 HOSPITALITY LANE, SUITE 100
SAN BERNARDINO, CA 92408
T: 909-890-3700

KTU & A
LANDSCAPE
3914 NORMAL STREET
SAN DIEGO, CA 92103
T: 619-294-4677



CASA DE LAS CAMPANAS -
HEALTHCARE BUILDING
(SKILLED NURSING)
18655 W BERNARDO DRIVE
RANCHO BERNARDO, CA 92127

| REVISION | DATE | REASON FOR ISSUE |
|----------|------|------------------|
| | | |
| | | |
| | | |

LEVEL 3 PLAN -
OVERALL

REZONE PACKAGE

SHEET 10 OF 17

| | |
|--------------------------|--------------|
| DATE 12.02.2014 | REVISION |
| PROJECT NUMBER 133425 | SHEET NUMBER |
| SCALE As Indicated | A2.03 |

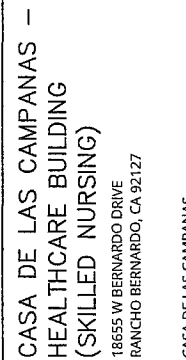


ASSOCIATE ARCH. & CIVIL ENGINEERING
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T: 858-638-7277

STRUCTURAL ENGINEERING
3434 4TH AVE.
SAN DIEGO, CA 92103
T: 619-299-5550

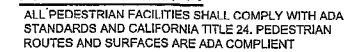
MECHANICAL / ELECTRICAL / PLUMBING
273 HOSPITALITY LANE, SUITE 100
SAN BERNARDINO, CA 92405
T: 909-890-3700

LANDSCAPE
3916 NORMAL STREET
SAN DIEGO, CA 92103
T: 619-294-4477








SHEET 17 OF 1

| | |
|--------------------------|--------------|
| DATE 11.07.2014 | REVISION |
| PROJECT NUMBER 133425 | SHEET NUMBER |
| SCALE 1"=20'-0" | L3. |



| SYMBOL | DESCRIPTION |
|--------|-------------|
|--------|-------------|

| | |
|---|-----------------------------|
|  | PEDESTRIAN COLORED CONCRETE |
|  | VEHICULAR COLORED CONCRETE |
|  | TABLES AND CHAIRS |
|  | PLANTER POT |
|  | CONCRETE BENCH |



SCALE: 1"= 20'



3916 Normal Street
San Diego, CA 92103
619.294.4477
fax • 619.904.0065

DOC # 2004-0885519



SEP 17, 2004 12:14 PM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
PERMIT INTAKE, MAIL STATION 501

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 53.00
PAGES: 16

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A



2004-0885519

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Job Order 42-1167 10741

CONDITIONAL USE PERMIT NO. 9867
EASEMENT ABANDONMENT NO. 44889
CASA DE LAS CAMPANAS
AMENDMENT TO CONDITIONAL USE PERMIT NO. 99-0747
CITY COUNCIL

This Conditional Use Permit No. 9867, an amendment to Conditional Use Permit No. 99-0747, County Recorder's Office Document No. 2000-0703395 dated December 22, 2000 and Easement Abandonment No. 44889 is granted by the Council of the City of San Diego to Casa de Las Campanas, Inc., a California Non-Profit Public Benefit corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0301 and 125.1001. The 22.7 acre site is located at 18655 West Bernardo Drive in the RM-2-5 zone of the Rancho Bernardo Community Plan area. The project site is legally described as Lots 1 through 9 of Casa de Las Campanas II, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11273 filed in the Office of the County Recorder of San Diego County, July 3, 1985.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to remove an existing asphalt parking lot and abandon existing water easement to allow for the construction of a 13,709 square-foot special care facility, 5,075 square-foot courtyard area, and basement parking garage described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated May 18, 2004 on file in the Development Services Department. The exhibits, referred to as Exhibit "A," are identified as follows:

- A-1: Title Sheet
- A-2: New Basement Plan
- A-3: New First Floor Plan
- A-4: New Roof Plan
- A-5: Exterior Elevations and Section
- A-6: Landscape Development Plan
- A-7: Grading/Utility
- A-8: Topographic Base Map
- A-9: Site Cross Sections

ORIGINAL

The project or facility shall include:

- a. The construction of a 13,709 square-foot special care facility which includes a 27-bed residence, 5,075 square-foot courtyard area, and a 23,639 square-foot basement parking garage with thirty-two parking spaces;
- b. 426 units for Senior Housing;
- c. 99-bed nursing home;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking facilities;
- f. Abandonment of existing and the relocation of a 12-inch diameter water service pipeline; and
- g. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.

4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

ENGINEERING REQUIREMENTS:

10. Prior to the issuance of any construction permit, the applicant shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices [BMP] maintenance, satisfactory to the City Engineer.
11. Prior to the issuance of any construction permit, the applicant shall incorporate any construction BMP's necessary to comply with Chapter 14, Article 2, Division 1

(Grading Regulations) of the Municipal Code, into the construction plans or specifications.

12. Prior to the issuance of any construction permit the applicant shall incorporate and show the type and location of all post-construction BMP's on the final construction drawings, consistent with the approved Water Quality Technical Report.

13. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit for the grading proposed with this project. All grading shall conform to requirements in accordance with grading sections of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

14. Prior to issuance of any grading or building permits, complete landscape construction documents, including plans, details and specifications (including a permanent automatic irrigation system unless otherwise approved), shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A." No change, modification, or alteration shall be made unless appropriate application or amendment of this Permit shall have been granted.

15. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit shall have been granted by the City. All plan specifications and notes mentioned in the conditions below shall be consistent with the Land Development Code section 142.0401 and Land Development Manual - Landscape Standards, Exhibit "A," Landscape Development Plan, Details and Notes on file in the Office of the Development Services Department

16. Prior to issuance of any engineering permits for grading or improvements, landscape construction documents (including irrigation plans) for slope planting, erosion control, re-vegetation and hydroseeding of all disturbed land shall be submitted to the Development Services Department for approval. The plans shall be in substantial conformance to Exhibit "A," on file in the office of the Development Services Department. All tree locations shall have a 40 square feet minimum area around each tree's root zone, which is unencumbered by utilities.

17. In the event that a foundation only permit is requested by the Permittee or subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

18. Prior to issuance of grading permits, interim landscape and erosion control measures, including hydro seeding of all disturbed land (all slopes and pads), shall be submitted to the satisfaction of the City Manager (including the City's Environmental

Analysis Section) and City Engineer. All plans shall be in substantial conformance to Exhibit "A," and all other applicable conditions of related permits.

19. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections and to obtain a No Fee Street Tree Permit for the installation, establishment, and on-going maintenance of all street trees. Copies of these approved documents must be submitted to the City Manager.

20. All required landscape shall be maintained in a disease-, weed-, and litter-free condition at all times and shall not be modified or altered unless this Permit has been amended. Modifications such as severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The Owner/Permittee shall be responsible to maintain all street trees and landscape improvements consistent with the standards of the Land Development Manual.

21. If any required landscape (including, but not limited to, existing or new plantings, hardscape, landscape features) indicated on the approved plans is damaged or removed during demolition, it shall be repaired or replaced in kind and equivalent size per the approved plans within thirty days of completion of construction by the Permittee. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available or an increased number) to the satisfaction of the City Manager.

PLANNING/DESIGN REQUIREMENTS:

22. No fewer than 414 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

23. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

24. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

25. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the

building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.

26. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

27. No building additions, including patio covers, shall be permitted unless approved by the homeowners association and the City Manager. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.

28. Prior to the issuance of any building permits, complete outdoor lighting information shall be submitted to the Development Services Department, Land Development Review Division, for review and approval. Complete lighting information shall include a plan view photometric analysis indicating an isofoot candle plot and a point by point plot to include all areas within the private property and to extend a minimum of 50 feet beyond the property line, construction details as necessary to direct installation of the outdoor lighting system, manufacturers name, visors, prisms, lenses and reflectors and a lighting plan locating each fixture in plan view and a legend. The outdoor lighting system shall be designed, manufactured and installed to allow shading, adjusting, and shielding of the light source so all outdoor lighting is directed to fall only onto the same premises as light sources are located.

29. Prior to the issuance of any occupancy permit, a night inspection shall be required to verify compliance of the outdoor lighting system. No light shall be directed to fall outside the property line. Light levels along the perimeter of the property shall be measured no higher than three footcandles. Light levels throughout the development shall be the least practical level necessary to effectively illuminate the operation. Sky glow or light halo shall be reduced to the greatest extent practical and in no case shall initial light levels be measured exceeding eight footcandles anywhere within the site. The Owner/Permittee, or an authorized representative, shall provide an illuminance meter to measure light levels as required to establish conformance with the conditions of this Permit during the night inspection. Night inspections may be required additional fees as determined by the City Manager.

30. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

31. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.

32. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.

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33. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers, and latticework.
34. No merchandise, material, or equipment shall be stored on the roof of any building.
35. No mechanical equipment shall be erected, constructed, or enlarged on the roof of any building on this site, unless all such equipment is contained within a completely enclosed architecturally integrated structure.
36. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A."

WASTEWATER REQUIREMENTS:

37. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's sewer design guide. Proposed facilities that do not meet the current standards shall be re-designed.
38. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

WATER REQUIREMENTS:

33. Prior to the recordation of the easement vacation, the Applicant shall design and construct new public 12-inch water facilities, and abandon existing water facilities, in a manner satisfactory to the Director of the Water Department, the Fire Marshal and the City Engineer to maintain existing redundancy.
34. Prior to the recordation of the easement vacation, the Applicant shall grant 28-foot wide water easements, including vehicular access to each appurtenance (meters, blow offs, valves, fire hydrants, etc.), for all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Director of the Water Department and the City Engineer.
35. Prior to the recordation of the easement vacation, the Applicant shall design and construct fully paved vehicular access road ways within the relocated water easement traversing the project site, in a manner satisfactory to the Director of the Water Department and the City Engineer. Pavement shall be, at a minimum, curb to curb in width.

ORIGINAL

36. The Applicant agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City San Diego Water Facility Design Guidelines and regulations, standards, and practices pertaining thereto. Public water facilities and associated easements and access, as shown on the approved Exhibit "A," shall be modified at final engineering to conform to standards.
37. Prior to the issuance of any building permits, including foundation, the Owner/Permittee shall design and construct 12-inch public water facilities connecting to existing water facilities within easements adjacent to the building site, in a manner satisfactory to the Director of the Water Department and the City Engineer.
38. Prior to the issuance of any building permits, including foundation, the Owner/Permittee shall cut, plug, and abandon the existing public water facilities, located within the easement to be vacated under the proposed building footprint, in a manner satisfactory to the Director of the Water Department and the City Engineer.
39. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of minimum 28-foot wide fully paved vehicular road ways over the public water facilities traversing the project site in a manner satisfactory to the Director of the Water Department and the City Engineer.
40. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Marshal, the Director of the Water Department and the City Engineer.
41. Prior to the issuance of any building permits, the Owner/Permittee shall 28-foot-wide water easements over all proposed public water facilities traversing the project site in a manner satisfactory to the Director of the Water Department and the City Engineer.
42. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any vehicular use area, in a manner satisfactory to the Director of the Water Department and the City Engineer.
43. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service, in a manner satisfactory to the Director of the Water Department and the City Engineer.
44. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Director of the Water Department and the City Engineer.

45. The Owner/Permittee shall design and construct all private irrigation systems to utilize reclaimed water, in a manner satisfactory to the Director of the Water Department and the City Engineer. If reclaimed water is not yet available, then the irrigation systems shall be designed in such a manner as to utilize potable water and avoid any potential cross connections when converted to reclaimed.

46. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities and associated easements and access, as shown on the approved Exhibit "A," shall be modified at final engineering to conform to standards.

INFORMATION ONLY:

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

APPROVED by the City Council of the City of San Diego on May 18, 2004 by
Resolution No. R-299248

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AUTHENTICATED BY THE CITY MANAGER

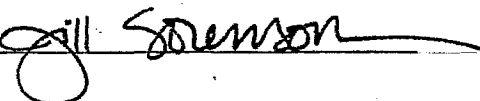
By _____



The undersigned Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Permittee hereunder.

CASA DE LAS CAMPANAS, INC.
Owner/Permittee

By _____



By _____

NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.

ORIGINAL

Rancho Bernardo Community Planning Board

P.O. Box 270831, San Diego, CA 92198

www.rbplanningboard.com

October 28, 2015

Mr. Glenn Gargas Development Project Manager
City of San Diego, Development Services Department
1222 First Avenue, MS 301
San Diego, CA 92101

Dear Mr. Gargas:

The Rancho Bernardo Community Planning Board (Planning Board) appreciates the opportunity to provide our recommendations regarding the proposed Casa De Las Campanas Skilled Nursing Building proposal. We also appreciate the assistance you provided, as well as input provided by the applicant, that assisted the Planning Board's Development Review Committee in a detailed review of this proposal.

The recommendations of the Development Review Committee were presented to the full Planning Board on October 15, 2015, at which time the Planning Board approved, by a vote of 8-2-1 the following motion:

The Rancho Bernardo Community Planning Board recommends approval of a Conditional Use Permit amendment, rezone, and planned development permit for the Casa de las Campanas Skilled Nursing Building provided the following condition is applied to the project: "Prior to the issuance of the first building permit, the owner/permittee shall provide verification that 75 parking spaces at the Life Bridge Church and transportation to and from the project site have been secured to provide parking for construction workers and/or employees."

Thank you again for the opportunity to provide comments on this proposal.

Sincerely,



Mike Lutz
Chair, Rancho Bernardo Community Planning Board

cc: Councilmember Mark Kersey, District 5 (sent by email)



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other Rezone

Project Title

Casa de las Campanas - Skilled Nursing Facility

Project No. For City Use Only

400695

Project Address:

18655 West Bernardo Drive, San Diego, CA 92127

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):

David Johnson, CFO/Treasurer

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:
18655 West Bernardo Drive

City/State/Zip:
San Diego, CA

Phone No: (858) 592-1885 **Fax No:** (858) 451-8660

Signature: *David Johnson* **Date:** 11-17-2014

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: **Fax No:**

Signature: **Date:**

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: **Fax No:**

Signature: **Date:**

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: **Fax No:**

Signature: **Date:**

| | |
|--|--|
| Project Title: Casa de las Campanas - Skilled Nursing Facility | Project No. (For City Use Only) 400695 |
|--|--|

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☒ Corporation
 ☐ Limited Liability -or-
 ☐ General) What State? CA
 Corporate Identification No. C1646054
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** ☐ Yes ☒ No

| | |
|---|--|
| Corporate/Partnership Name (type or print): Casa de las Campanas, INC. <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 18655 West Bernardo Drive City/State/Zip: San Diego, CA 92127 Phone No: Fax No: (858) 592-1885 (858) 451-8660 Name of Corporate Officer/Partner (type or print): David Johnson Title (type or print): CFO/Treasurer Signature : Date: 11-17-2014 | Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date: |
| Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date: | Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date: |
| Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date: | Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date: |